

Windjammer Homeowners Association
Financial Statement
December 31, 2018

	2018	2018	2018 Revised	2019
	YTD	Year end	Budget	Budget
Income		estimate	\$360/year	
Association Income				
Dues Deposit	\$97,480.84	\$97,000.00	\$97,920.00	\$97,920.00
Interest paid for overdue accts	\$23.80	\$23.80	\$20.00	\$20.00
Admin fees	\$355.00	\$355.00	\$120.00	\$140.00
Fines collected	\$0.00	\$0.00	\$0.00	\$0.00
Interest - all savings except MR	\$428.69	\$340.00	\$340.00	\$340.00
Maint Reserve Interest	\$382.12	\$420.00	\$300.00	\$300.00
HOA Stmt/Pkg Fee	\$300.00	\$300.00	\$280.00	\$280.00
Legal/Collections Reimbursement	\$0.00	\$0.00		\$0.00
Repair Reimburs./CONO grant	\$0.00			\$0.00
Other Income	\$0.00			\$0.00
TOTAL INCOME	\$98,970.45	\$98,438.80	\$98,980.00	\$99,000.00
Property Expenses				
Covenant Compliance/MNGT CO	\$5,390.00	\$5,505.00	\$5,505.00	\$5,600.00
Trash Collection	\$30,592.00	\$30,592.00	\$30,592.00	\$31,575.00
Landscape Maint Contr	\$13,484.00	\$13,484.00	\$13,444.00	\$13,655.00
Landscaping - Other	\$965.00	\$1,100.00	\$2,300.00	\$2,300.00
Sprinkler - Repairs	\$1,843.00	\$1,200.00	\$2,400.00	\$2,400.00
Repairs	\$0.00	\$500.00	\$3,500.00	\$3,500.00
Utilities	\$12,813.39	\$13,000.00	\$14,500.00	\$14,500.00
DDSS/CSPD	\$7,216.07	\$7,000.00	\$7,000.00	\$7,000.00
Maintenance Reserve Interest	\$382.12	\$390.00	\$300.00	\$300.00
Maintenance Reserve Transfer	\$14,000.00	\$10,500.00	\$7,000.00	\$4,000.00
TOTAL	\$86,685.58	\$83,271.00	\$86,541.00	\$84,830.00
Administrative				
Clerical/ MNGT CO	\$5,400.00	\$5,400.00	\$5,400.00	\$6,000.00
Legal - Lawyer / CONO	\$300.00	\$300.00	\$400.00	\$800.00
Legal - Filing Fees	\$13.00	\$13.00	\$26.00	\$39.00
Insurance	\$3,450.75	\$3,500.00	\$3,500.00	\$3,800.00
Postage	\$714.80	\$920.00	\$900.00	\$900.00
Printing	\$164.34	\$200.00	\$200.00	\$200.00
Stationery & Supplies	\$210.29	\$300.00	\$380.00	\$380.00
Taxes/Storm water	\$63.20	\$63.20	\$67.00	\$130.00
Miscellaneous - total	\$1,968.55	\$2,432.45	\$1,500.00	\$1,500.00
Recycle Event	\$154.64	\$654.64	\$254.64	\$0.00
P.O. Box fee,	\$48.00		\$48.00	\$96.00
Tax Prep	\$325.00	\$325.00	\$325.00	\$325.00

TOTAL	\$12,284.93	\$13,128.65	\$12,373.00	\$14,170.00
TOTAL EXPENSES	\$98,970.51	\$96,399.65	\$98,914.00	\$99,000.00
Net Income (Loss) of	(\$0.06)	\$2,039.15	\$66.00	\$0.00

	Actual Balances as of 12/31/2018
Checking Account 10	\$5,162.39
Bus. Sav. 00	\$5.00
Auto. Payments Acct. 02	\$30.00
Maint. Reserve Acct 95, CD 66-67	\$85,445.63
Money Market 96, CD 61-65	\$47,703.22
TOTAL:	\$138,346.24

\$2510 used for landscape renewal
\$1305 used for legal